



## MILL RUN HOMEOWNERS Quarterly Newsletter

Winter  
2021/2022

### MERRY CHRISTMAS AND HAPPY NEW YEAR

As we celebrate the holidays and enter into 2022, we wish everyone a happy, healthy and prosperous New Year.

### BARAN PROPERTY MANAGEMENT

Please join us in welcoming our new management company, Baran Property Management (BPM). Baran Property Management has been providing property management services for more than 15 years. They provide a wide range of management and financial services. They help associations identify and adopt savings initiatives that can improve property value while improving total savings. They also will be providing a venue for all of our future meetings, which is located at their offices at 6338 Rowan Road, New Port Richey, FL 34653. Below is a list of their scope of work on behalf of our community:

Emergency Protocol: Agent will be on call 24/7 in case of emergency. An emergency service telephone number and immediate response to emergencies will be provided.

Administrative: Working with the HOA Board as needed; attend all board meetings and preparing a packet; produce meeting minutes for each meeting in accordance with Florida Statutes; prepare requests for proposals for any new major maintenance projects; maintain up to date list of all owner's information and voting rights; maintain registries and files; ensure that our HOA is in compliance with all Federal and State laws including annual permits, registrations, insurance applications and tax document, etc; manage all deposits, bank accounts and collections; review insurance policies to ensure property and adequate insurance coverage; enforcement of declaration, bylaws, rules and rules and regulations; administration, communication and correspondence; hire and supervise subcontractors; trades or any employees; site inspections, reporting and following up; maintain all data pertaining to new or transfers of ownership, including transfers of voting rights.

Financial: Prepare the annual operating budget; prepare monthly financial statements; collect assessments and disburse all debts; provide a detailed account of all

transactions; preparation and mailing of delinquency notices, and collection letters.

Common Areas: Manage all common areas; solicit contracts with suitable vendors to maintain common areas if needed; determine that contractors are fully licensed and insured; create request for proposals for major maintenance projects; negotiate and retain contracts and services of contractors and communicate with insurance companies to process any and all damage claims on behalf of Mill Run HOA.

Donna Baran is the owner and can be reached at [info@baranpropertymanagement.com](mailto:info@baranpropertymanagement.com) or by calling 727-203-3343. All homeowners should receive a welcome letter from Baran Property Management along with an electronic consent authorization. Please sign and return the electronic consent form to Baran Property Management. This form will allow homeowners access to the BPM information portal in 2022. You may include your 2022 HOA payment as well or drop off your payment in person to their office.

### UPCOMING HOA BOARD MEETING

Thursday, January 27<sup>th</sup>, 2022 @ 7 p.m. to be held in person at the offices of Baran Property Management at 6338 Rowan Road, New Port Richey, FL 34653. Come and meet your new management team and be advised of updates to important issues concerning our community. Your presence is appreciated. However if you cannot attend in person, a Zoom option will be available.

### CONTACT INFORMATION

Board Website: [Millrunhomeowners.org](http://Millrunhomeowners.org)  
Board email: [millrunlmi@yahoo.com](mailto:millrunlmi@yahoo.com)  
Baran Property Mgt. Phone No.: 727-203-3343  
Email: [info@baranpropertymanagement.com](mailto:info@baranpropertymanagement.com)

### CURRENT HOA BOARD MEMBERS

Lisa McAteer-Irwin, Jackie Hanville, Barbara Bertucio, Denise Antonio, Sharon Rolfes, Ed Kincer, Josette Costa and Patricia Edwards



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### 2022 UPCOMING EVENTS

Saturday, April 9, 2022 - Community Garage Sale

### STORM WATER DRAINAGE COMMITTEE

We have formed a homeowner committee to watch over our storm water drain system, especially the dozen associated structures. Often referred to as the weirs, storm water structures represent an important aspect to the neighborhood's well-being as well as a substantial expense. Current committee members include neighbors George Rolfes, Arlene Keel, Chuck Leonard, and Ed Kincer.

We know our weirs must be certified every five years. Our last certification was March 2021 and our next is due April 2026. To pass the 2021 inspection, our HOA spent substantial funds to repair and clean our weir structures. We are working now to be more proactive so our future inspections will not require expensive mitigation.

Did you know that storm water runoff from our neighborhood is funneled to the wetlands surrounding our homes? There, in a structure we call a weir, at the edge of the wetland drain basin, storm water is detained allowing a metered release into the wetlands. Our weirs also allow storm water to percolate and be filtered as it soaks into the ground water aquifer. When you see a storm drain in the street curb, there is a nearby weir leading to a wetland drain basin. A weir's performance can deteriorate with sediment, overgrown vegetation, and foreign material.

Currently our committee is working to assess the condition of the weirs and to establish exactly what our responsibility is. We have talked with Pasco County Storm Water Division and they are helping us to identify which weirs are the HOA's responsibility. A few weirs thought to be ours are actually county or third-party responsibility. A SWFWMD (Southwest Florida Water Management Division) Compliance Engineer met with us on December 15th. We observed several of our weirs together. He explained to us the maintenance that is required and what we as homeowners can do without the assistance of a licensed contractor. Actually, we can do much more ourselves than was first thought.

Our committee has observed over half of our weirs recently with the SWFWMD engineer and on our own. Some are more difficult to get to especially in wet weather. We found all were in good working order but some had slight vegetation overgrowth that needs to be trimmed back. We expect to tour the remaining weirs in early 2022 as the wetlands dry up allowing safe access.

What can you do? First, if you are interested in joining our committee, contact Ed Kincer at [ed.kincer@gmail.com](mailto:ed.kincer@gmail.com). We would love to work with you and get your input. Next, some of our weirs are behind back yards. To gain access we will need to cross private property. Of course we'll ask first, but please allow us to take a look at the weir behind your house. You will be asked to join us so you can see for yourself. And finally, we are putting together a plan to clear vegetation around some of the weirs. We hope we can do this with volunteer neighbors doing the light work to avoid contractor fees. When we ask for help, please consider giving us your time. Doing so will help the neighborhood HOA financially but more importantly, protect our neighborhood from storm water flooding.

Other things to consider: Please don't allow grass clippings and other foreign materials to go down the street storm drains. They will impair the function of the weir. Please don't let your children play in the weirs. In addition to possible injury, this water is not treated and may not be healthy. The minnows in the weirs may be good for fishing, but they are actually part of the drain system and will help keep the mosquito population in control. For more info, contact Ed Kincer at address above.

### LOOKING FORWARD TO 2022

The Board is working to resolve the following issues in the near future: thinning the buffer on Arbor Oaks Blvd. for added visibility; repair of perimeter wall; installation of reflective signs and guard rails along Trouble Creek Rd. and Mill Run Dr. by Pasco County; and installation of our community bulletin board. We also hope to develop and grow additional committees as needed.